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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,254,100 / 1,254,100

ASSESSED:

1,254,100 / 1,254,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50		LANTERN LN, ARLINGTON

Legal Description						User Acct
						68312
						GIS Ref
						GIS Ref
						Insp Date
						08/30/18

OWNERSHIP	Unit #:
Owner 1: SMITH CHRISTINE M	
Owner 2:	
Owner 3:	
Street 1: 50 LANTERN LANE	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: SMITH RICHARD M -
Owner 2: SMITH CHRISTINE M -
Street 1: 50 LANTERN LANE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH RICHARD M	1442-120		9/30/2013	Convenience		1	No	No	
FOEHR OLIVER	1220-117		4/26/2000		471,000	No	No		
HANSON NEAL E	1186-65		4/21/1998		399,000	No	No	Y	

NARRATIVE DESCRIPTION
This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 5763 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R0	LARGE LOT	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	2	Above Stree
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101	One Family	10208	Sq. Ft.	Site	0	70.	0.71	4												

6/7/2017	661	Redo Bat	8,200 C																
9/15/2011	1128	Redo Kit	37,100 C																
9/18/2006	782	Addition	150,000		G8	GR FY08	ADD 2ND & 3RD FLOO												
4/19/2001	273	Ingr. Po	14,000 O				VINYL IN GROUND PO												

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

ACTIVITY INFORMATION
Date Result By Name

8/30/2018	MEAS&NOTICE	CC	Chris C
5/3/2012	Info Fm Prmt	BR	B Rossignol
6/1/2009	Measured	189	PATRIOT
7/26/2000	MLS	MM	Mary M
11/29/1999	Inspected	267	PATRIOT

11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
9/7/1991		KT	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/HA: 0.23434	Total SF/SM: 10208	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 508,367	Spl Credit	Total: 508,400
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**EXTERIOR INFORMATION**

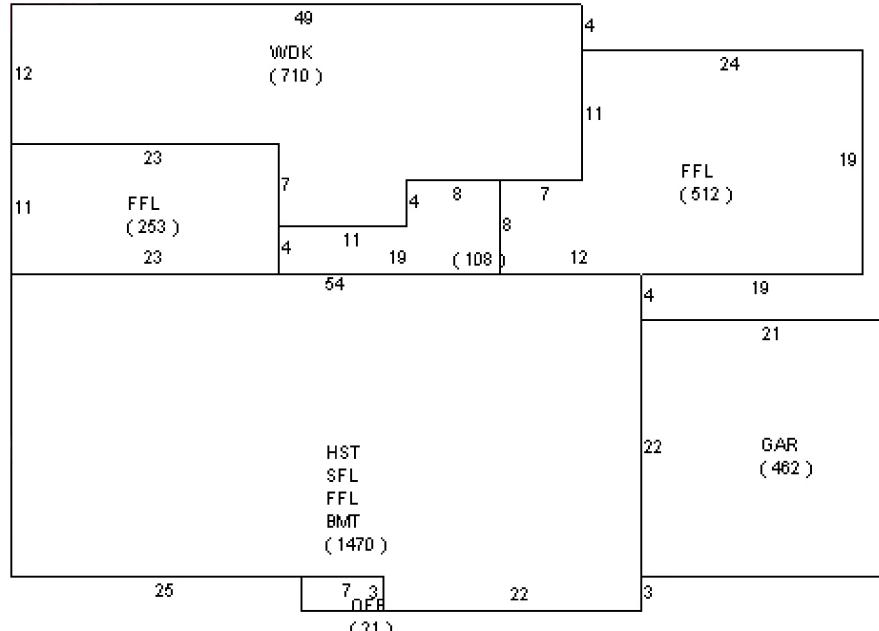
Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION**

Phys Cond: GV - Good-VG

10.

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Functional:

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Economic:

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Special:

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Override:

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Total:

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